GIS REGISTRY INFORMATION

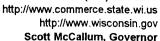
No Fee Needed Backpopulate

SITE NAME: Speedway SuperAmerica #2023OLD DOG SITE BRRTS #: 03-71-257063 FID # COMMERCE # 54901-1805-27 (if appropriate): CLOSURE DATE: December 11, 2002 STREET ADDRESS: 2127 Jackson Street Oshkosh SOURCE PROPERTY GPS COORDINATES X = 636719 Y = 397774 (meters in WTM91 projection):	
COMMERCE # (if appropriate): 54901-1805-27 (if appropriate): CLOSURE DATE: December 11, 2002 STREET ADDRESS: 2127 Jackson Street Oshkosh SOURCE PROPERTY GPS COORDINATES X = 636719 Y = 397774 (meters in WTM91 projection):	
COMMERCE # (if appropriate): CLOSURE DATE: December 11, 2002 STREET ADDRESS: 2127 Jackson Street Oshkosh SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): CONTAMINATED MEDIA: Groundwater X Soil Both OFF-SOURCE GW CONTAMINATION >ES: Yes IF YES, STREET ADDRESS:	
(if appropriate): CLOSURE DATE: December 11, 2002 STREET ADDRESS: CITY: Oshkosh SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): CONTAMINATED MEDIA: OFF-SOURCE GW CONTAMINATION >ES: IF YES, STREET ADDRESS:	
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STREET ADDRESS: 2127 Jackson Street CITY: Oshkosh SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): CONTAMINATED MEDIA: Groundwater X Soil Both OFF-SOURCE GW CONTAMINATION >ES: Yes No X	
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(meters in WTM91 projection):	
OFF-SOURCE SOIL CONTAMINATION Yes No X	•
>Generic or Site-Specific RCL (SSRCL):	
• IF YES, STREET ADDRESS 1:	
• GPS COORDINATES X = Y =	
(meters in WTM91 projection): CONTAMINATION IN RIGHT OF WAY: Yes X	
DOCUMENTS NEEDED	
Closure Letter, and any conditional closure letter issued	X
Copy of most recent deed, including legal description, for all affected properties	X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	NA
County Parcel ID number, if used for county, for all affected properties	X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit	eΧ
parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal a potable wells within 1200' of the site.	id
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BUREAU OF PECFA

2129 Jackson Street Oshkosh, Wisconsin 54901-1805

> TDD #: (608) 264-8777 Fax #: (920) 424-0217



Philip Edw. Albert, Secretary



December 11, 2002

Keith Hughes Speedway SuperAmerica PO Box 1500 Springfield OH 45501

RE:

Final Closure

Commerce # 54901-1805-27 WDNR BRRTS # 03-71-257063 Speedway SuperAmerica #2023, 2127 Jackson St, Oshkosh

Dear Mr. Hughes:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

Thomas Verstegen

Department of Commerce

PECFA - Site Review Section

cc: Robert Albright
————————Case File



ENVIRONMENTAL & REGULATORY SERVICES 2129 Jackson Street Oshkosh, Wisconsin 54901 (920) 424-0025 TDD #: (608) 264-8777 www.commerce.state.wi.us

Tommy G. Thompson, Governor Brenda J. Blanchard, Secretary

January 10, 2001

Mr. Keith Hughes Speedway SuperAmerica PO Box 1500 Springfield OH 45501

Subject:

Conditional Case Closure - Speedway SuperAmerica Store #2023

2127 Jackson Street, Oshkosh

COMMERCE #54901-1805-27

DNR #03-71-257063

Dear Mr. Hughes:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the November 17, 2000 closure request prepared by your consultant, Sigma Environmental. It is understood that there is residual soil and groundwater contamination present on site that may extend into the road right-of-way. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

- A notification must be placed on the property deed addressing residual groundwater impacts.
 Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to
 modify the language, submit a copy to this office for approval prior to filing. For case closure
 we will need a copy of the deed notification that contains the County Register of Deeds'
 recording information.
- 2. A notice must be sent to the municipality informing them of contamination in the road right-ofway. If subsurface work is performed in that area, they need to be aware of the potential to handle contaminated soil.
- 3. All monitoring well abandonment forms.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Conditional Closure Speedway SuperAmerica #2023 54901-1805-27 2127 Jackson Street, Oshkosh

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect the environmental resources in your area. If you have any questions, please contact me at (920)424-0025.

Sincerely,

Thomas Verstegen

Department of Commerce PECFA-Site Review Section

PECFA File – pf\pecfa\549\54901\180527\close-conditional.doc Ms. Jodi VanderVelden – Sigma Environmental SSA #2023 2127 Jackson OshKosh, WF 1183689

REGISTER'S OFFICE WINNEBAGO COUNTY, WI RECORDED ON

05-24-2002 01:21 PM

SUSAN WINNINGHOFF REGISTER OF DEEDS

RECORDING FEE 15.00 TRANSFER FEE # OF PAGES 3

Recording Area

Name and Return Address:

Christina M. Yoder

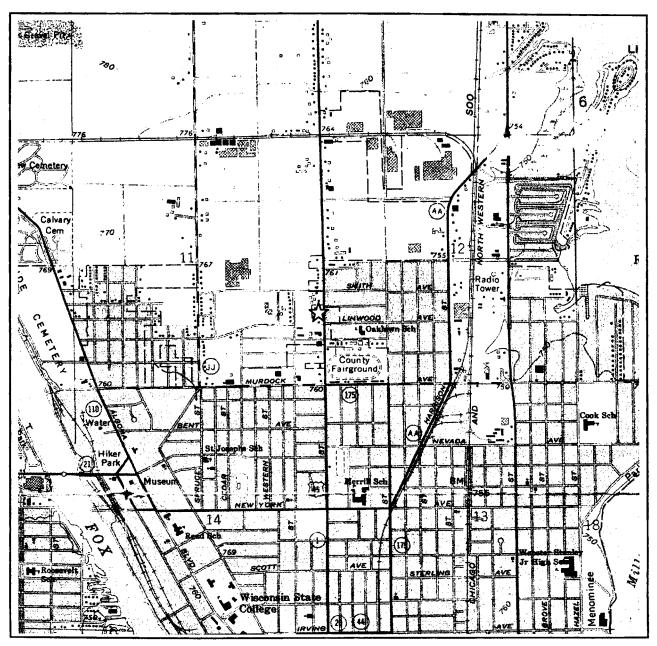
Lawyers Title

4111 Executive Pkwy #304

Westerville, OH 43081

12-1964-0000

Parcel Identification Number (PIN)



NE ¼ SE ¼ of Sec. 11, T18N, R16E. Adapted from U.S.G.S. 7.5 minute series, Oshkosh, Wisconsin, quadrangle dated 1961 (photorevised 1975).

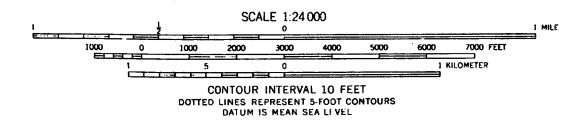
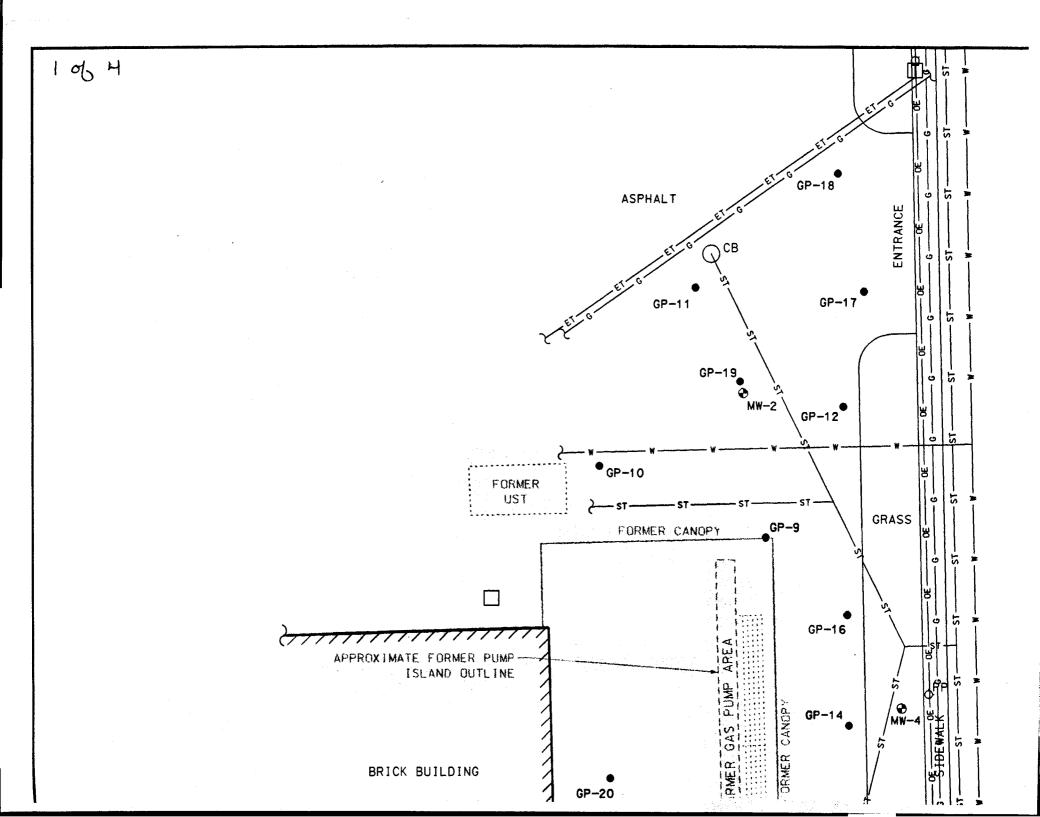
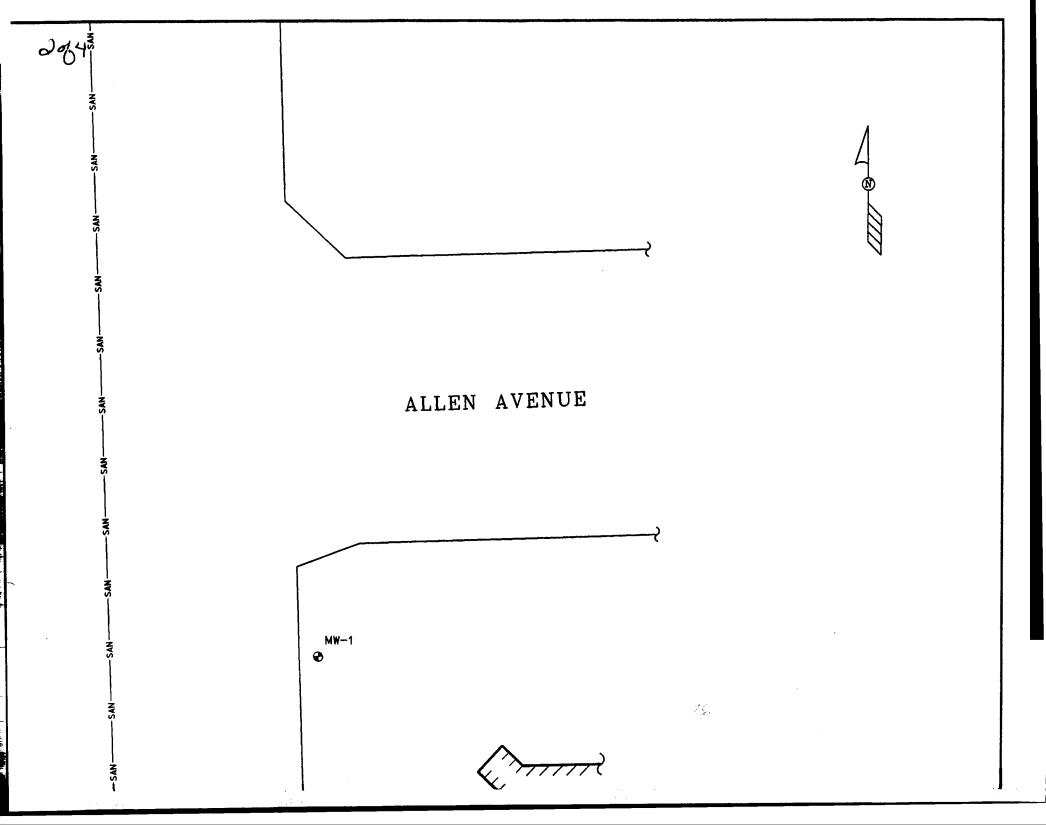


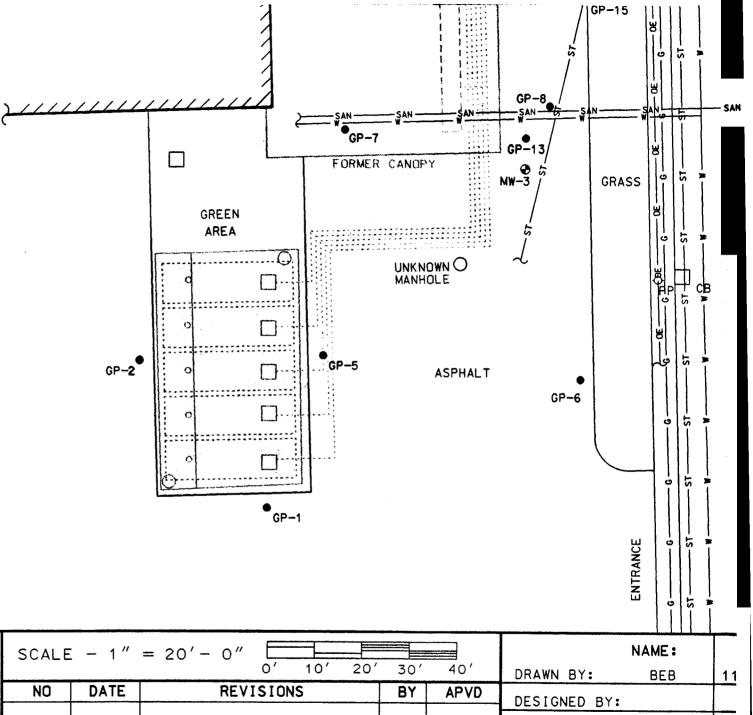
Figure 1. Topographic Location Map Speedway SuperAmerica #2023 2127 Jackson St., Oshkosh, Wisconsin











Σ	S			16	7
ENVI	RONM	NTAL	SERV	ICES	INC.
220	EAST	RYAN	ROAD		

OAK CREEK, WISCONSIN 53154 PHONE: (414) 768 - 7144

1-800-732-4671

SCALE	SCALE $-1'' = 20' - 0''$							NAME:		Γ
			0′	10′	20′	30′	40′	DRAWN BY:	BEB	1
NO	DATE	REVISIONS				BY	APVD	DESIGNED BY:		Γ
								CHECKED BY:		
								APPROVED BY:		

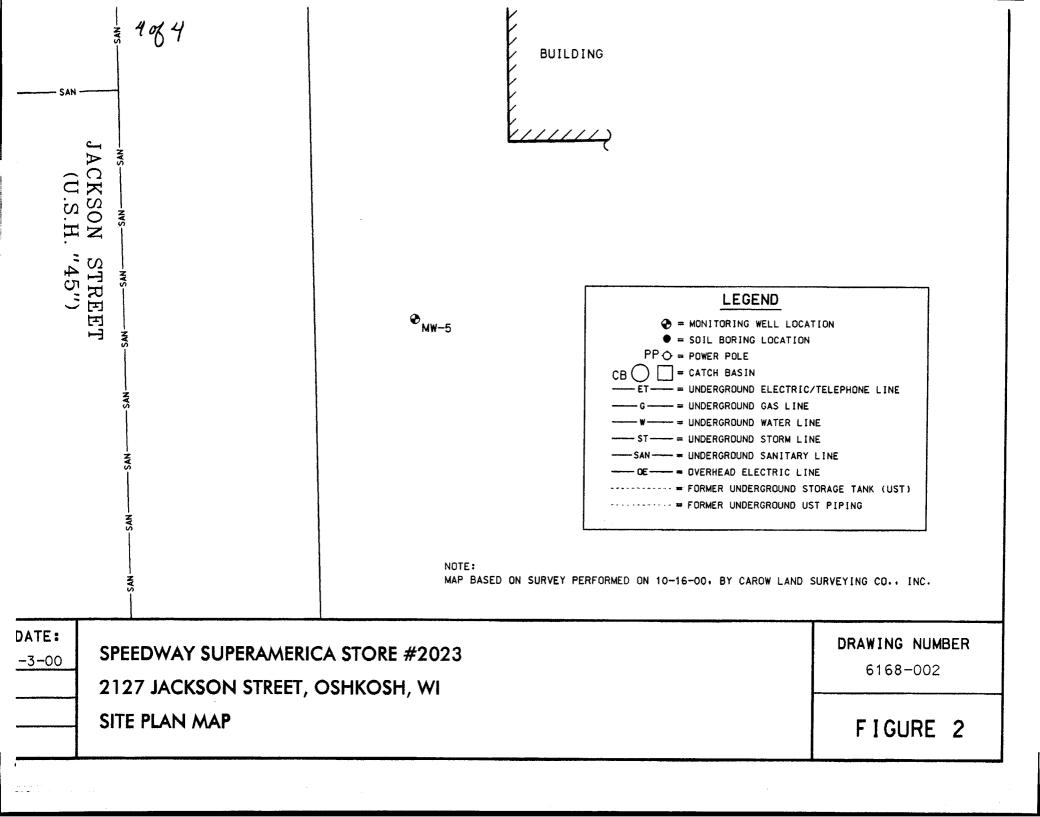


TABLE 4

Groundwater Quality Results - BTEX and Detects Only Speedway SuperAmerica #2023

						Oshko	sh, Wiscons	4f)						
		A41	N-1	MW-2	I M\	N-3		MW-4		M\	V-5	Dup (MW-2)		NR 140
	0-4-	10/10/00	11/06/00	10/10/00	10/10/00	11/06/00	10/10/00	11/06/00	11/09/00	10/10/00	11/06/00	10/10/00	ES	PAL
ANALYTE	Date DTW	6.02	6.71	5.34	5.68	8.65	7.35	8.86	8.56	3.73 .	4.45	5.34		
Dissolved Lead	mg/l	0.89	NA	< 0.18	< 0.18	NA	4.2	NA	NA NA	0.11	NA	NA	15	1.5
VOCs	mg/i	0.00	147	10.70					· · · · · · · · · · · · · · · · · · ·		, , , , , , , , , , , , , , , , , , , ,			
Benzene	μg/l	< 0.29	< 0.35	1.5	< 0.29	< 0.35	970	450	310	< 0.29	< 0.35	0.7	5	0.5
Toluene	μg/l	<1.1	< 0.38	<1.1	<1.1	<0.38	730	160	100	<1.1	<0.38	<1.1	1,000	200
Ethylbenzene	μg/l	<0.57	< 0.37	29	< 0.57	<0.37	1300	340	130	< 0.57	< 0.37	10	700	140
Xylenes	μg/l	< 0.63	<1.14	69	< 0.63	<1.14	3700	800	510	< 0.63	<1.14	28	10,000	1000
1.3.5 Trimethylbenzene	μg/l	<0.29	< 0.37	13	<0.29	< 0.37	410	140	89	<0.29	< 0.37	8.5	**	**
1,2,4 Trimethylbenzene	μg/l	< 0.34	< 0.37	21	< 0.34	< 0.37	1800	250	110	0.49	<0.37	5.8	**	***
Trimethylbenzene (Total)	μg/l	< 0.63	<0.74	34	< 0.63	<0.74	2210	390	199	0.49	<0.74	14.3	480	96
1.2 Dichloroethane	μg/!	<0.21	NA	0.46	<0.21	NA NA	<5.2	NA NA	NA .	<0.21	NA	0.48	5	0.5
Methyl Tert Butyl Ether	μg/l	<0.20	< 0.36	<0.20	0.85	2.5	34	37	34	<0.20	< 0.36	< 0.20	60	12
Naphthalene	μg/l	<0.27	< 0.44	1.4	<0.27	< 0.44	270	66	25	<0.27	< 0.44	0.81	40	8
n-Propylbenzene	μg/l	<0.17	NA	3.9	< 0.17	NA NA	290	NA	NA	< 0.17	NA	1	**	••
sec-Butylbenzene	μg/l	< 0.20	NA NA	0.87	< 0.20	NA	<4.0	NA	NA	< 0.20	NA	0.41	**	••
n-Butylbenzene	μg/l	< 0.28	NA	< 0.28	< 0.28	NA	<7.0	NA	NA	< 0.28	NA	< 0.28	**	**
Isopropylbenzene	μg/l	< 0.19	NA	1.6	< 0.19	NA	68	NA	NA	< 0.19	NA	0.68	**	**
Methylene Chloride	μg/Ι	< 0.36	NA	< 0.36	< 0.36	NA	< 9.0	NA	NA	< 0.36	NA	< 0.36	5	0.5
1.4 Dichlorobenzene	μg/l	< 0.31	NA	< 0.31	< 0.31	NA	< 7.8	NA	NA	19	NA	< 0.31	75	15
Chlorobenzene	μg/l	< 0.19	NA	< 0.19	< 0.19	NA	<4.8	NA	NA	8.1	NA	< 0.19	**	* *
In Situ Measurements:		<u> </u>												
Dissolved Oxygen	mg/L	2.3	1	7.1	4.8	0.2	4.6	0.2	NA	0.2	0.2	NA	* *	**
Redox	mV	145.8	NA	151.7	154.7	NA	159.9	NA	NA	163.5	NA	NA	**	**
рН	none	7.5	7.6	7.5	7.1	7.5	7.5	7.5	NA	7.8	7.8	NA	**	**
Ferrous Iron	mg/L	0	0	0	0	0.2	0	0	NA	2	1	NA	**	• •
Temperature	Č	18.7	17.6	17.8	18.3	16.5	17.1	15.8	NA	20.2	18	NA	* *	**
Nutrient Panel:														
N-Nitrate	<i>μ</i> g/l	11.0	3.7	0.093	1.6	1	0.045	< 0.14	NA	< 0.037	< 0.14	NA	**	**
Sulfate	μg/l	190	200	200	58	70	5.3	9.6	NA	18	15	NA	**	**
Manganese, Dissolved	<i>μ</i> g/l	310	107	370	120	54	190	533	NA	210	193	NA	* *	**
Key:														

ES = Wisconsin Administrative Code, Chapter NR 140 Enforcement Standard

= Wisconsin Administrative Code, Chapter NR 140 Preventive Action Limit PAL

= Exceeds Wisconsin Administrative Code Chapter NR 140 Enforcement Standard bold

= Exceeds Wisconsin Administrative Code Chapter NR 140 Preventive Action Limits bold

= No Standard Established

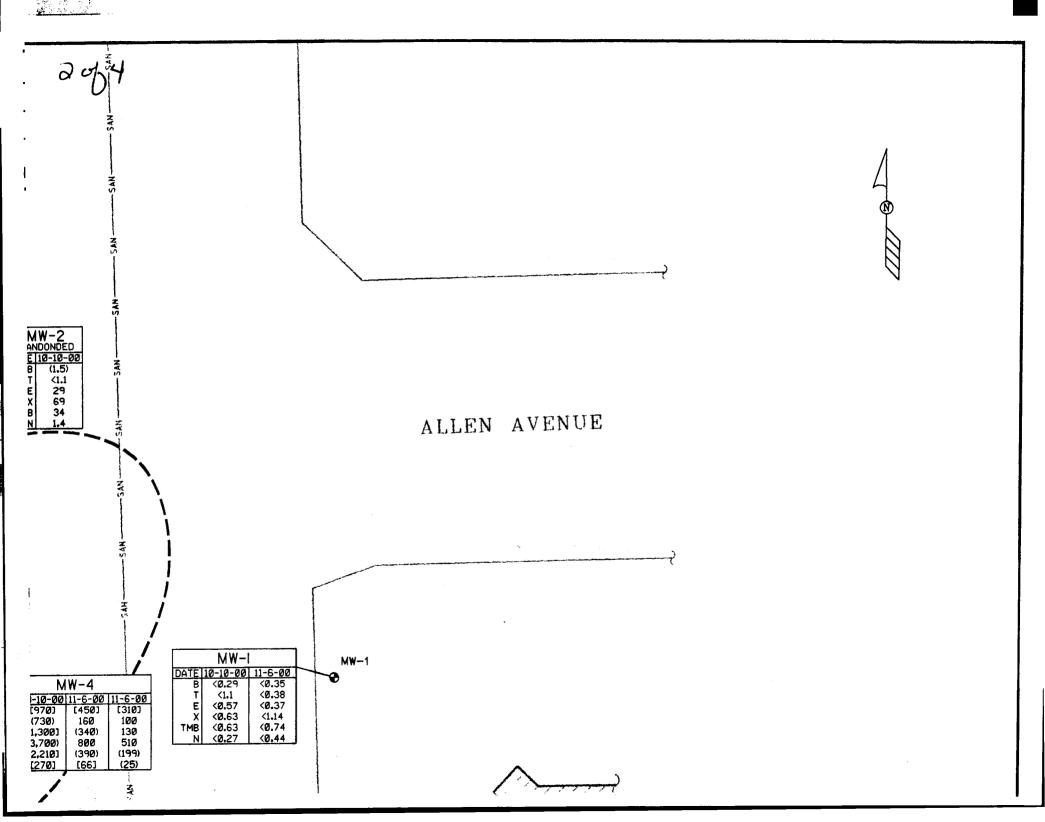
= Milligrams per liter mg/L

= Millivolts mV

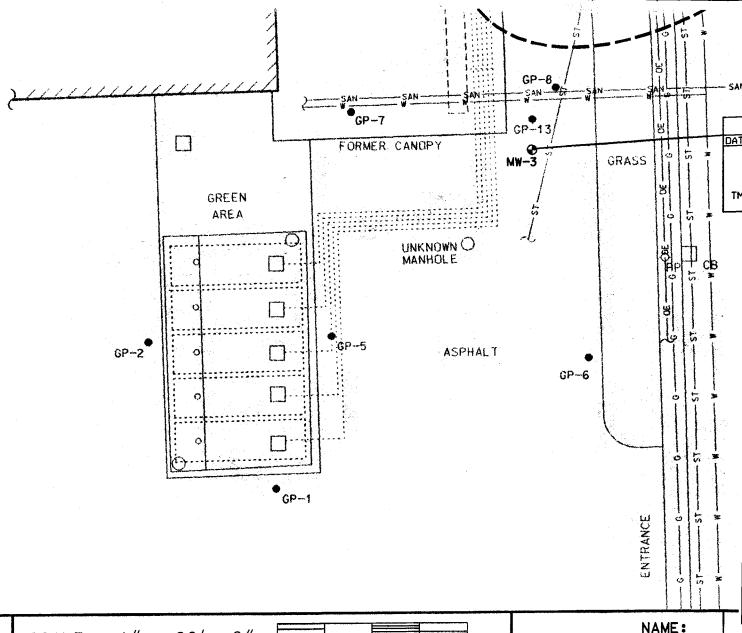
С = Celsius

= Results pending

Methylene chloride detected in equipment blank and trip blank for 10/10/00 sampling event at 0.83 ug/L and 11 ug/L, respectively.







	ΣS	16	M	
E	NVIRONA	ENTAL	SERV	ICES INC.

220 EAST RYAN ROAD
OAK CREEK, WISCONSIN 53154
PHONE: (414) 768 - 7144
1-800-732-4671

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	SCALE	- 1"	= 20'- 0"							NAME:		
	SCALE	,	- 20 0	0′	10′	20′	30′	40′	DRAWN BY:	BEB	1	
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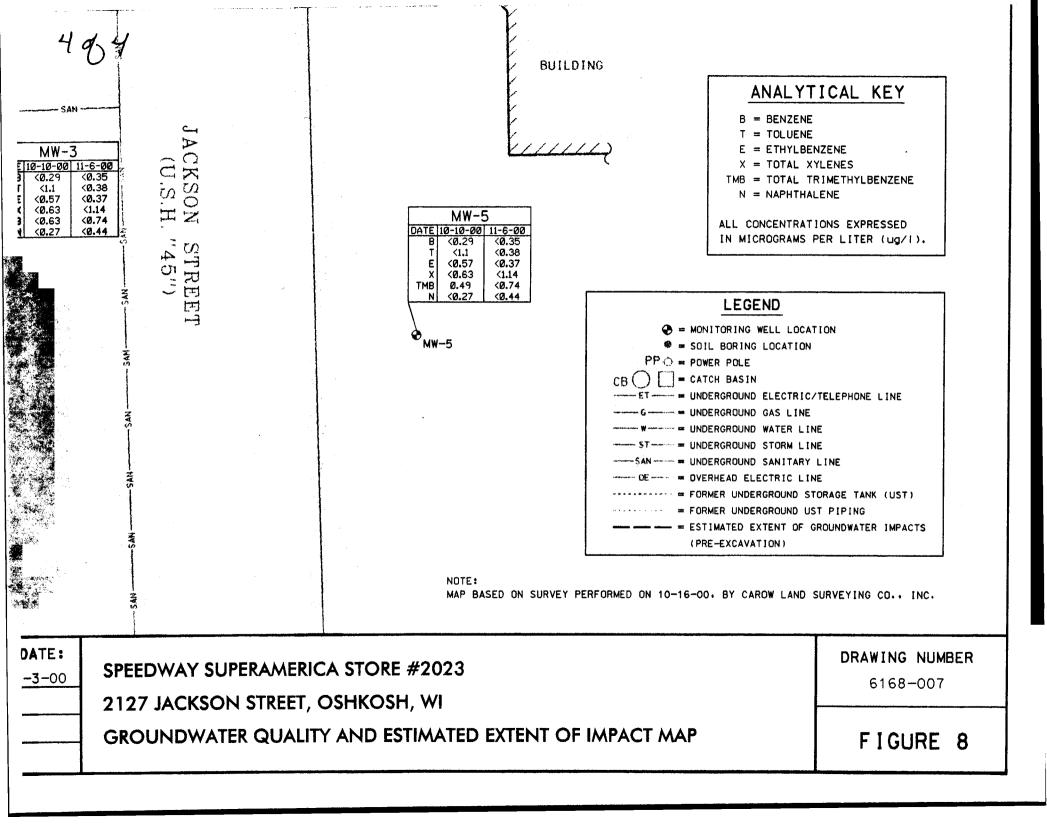
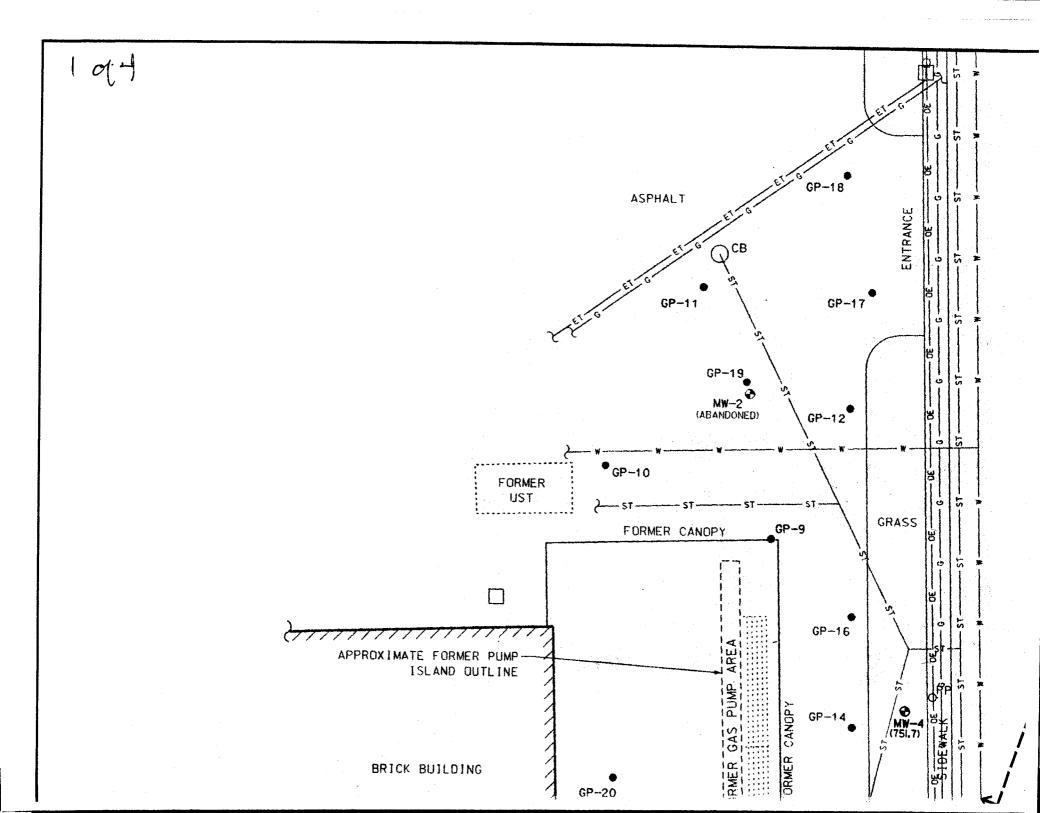


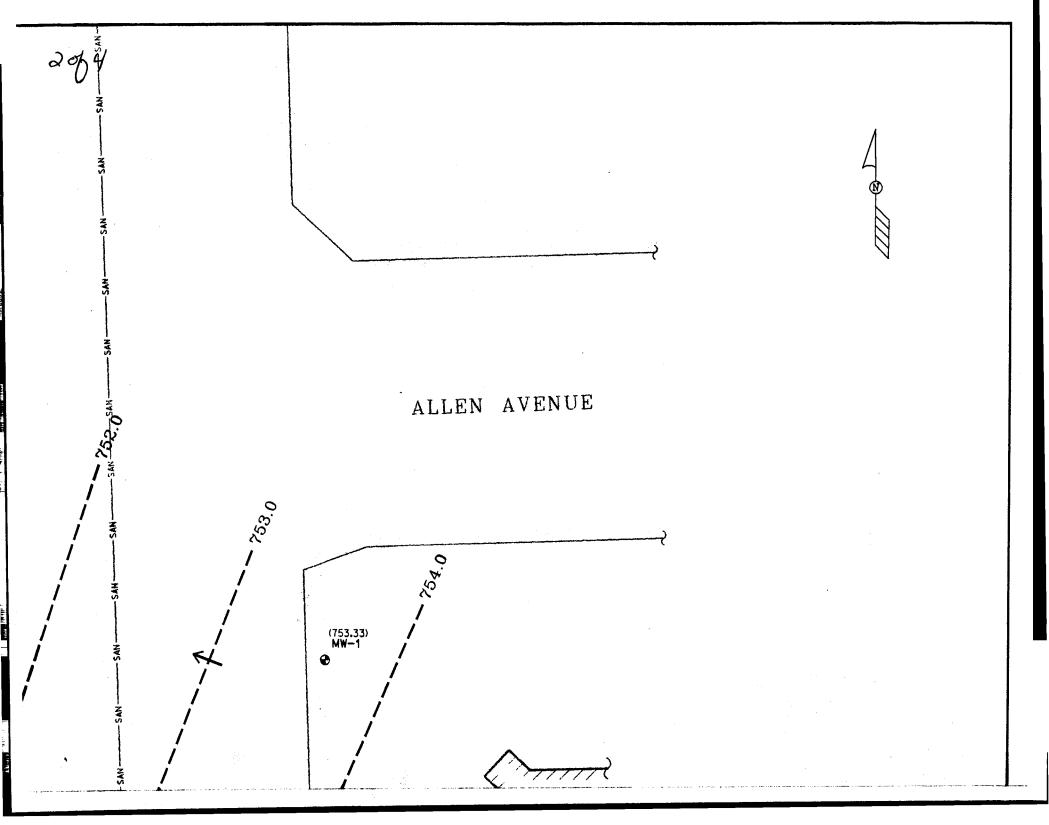
Table 1 Static Water-Level Measurements

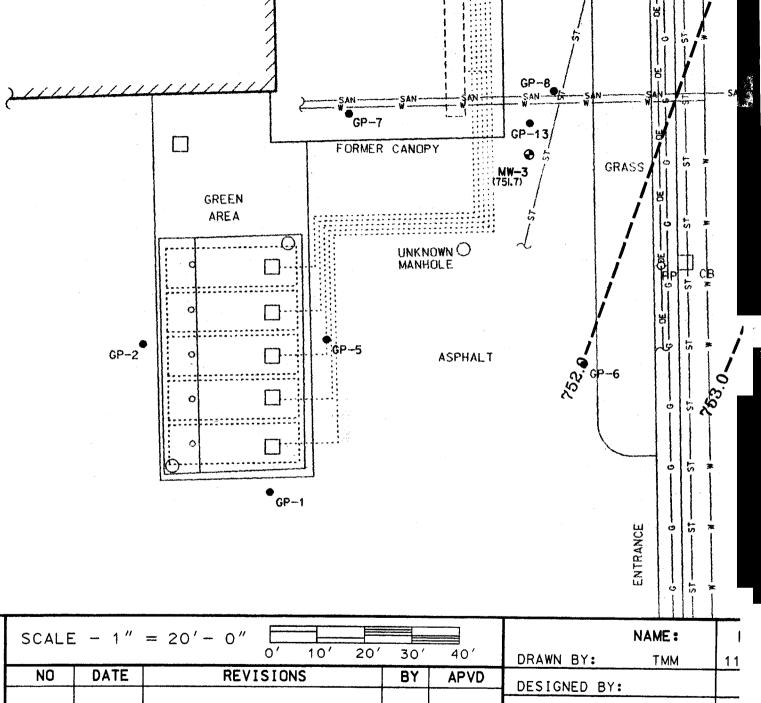
Speedway SuperAmerica LLC Store #2023 Oshkosh, WI Project #6168

	Elevation	Depth to	Groundwater	
Well#	Top of	Water	Elevations	Date
1101111	Casing	110.01	Licvations	Date
4 4/4/ 4		0.00	75407	40140100
MW-1	760.09	6.02	754.07	10/10/00
		6.71	753.38	11/06/00
MW-2	760.14	5.34	754.80	10/10/00
1		ABANDONE	D	11/06/00
MW-3	760.35	5.68	754.67	10/10/00
		8.65	751.70	11/06/00
MW-4	760.56	7.35	753.21	10/10/00
		8.86	751.70	11/06/00
		8.56	752.00	11/09/00
MW-5	760.13	3.73	756.40	10/10/00
		4.45	755.68	11/06/00

Notes: Elevations are in feet above mean sea level.



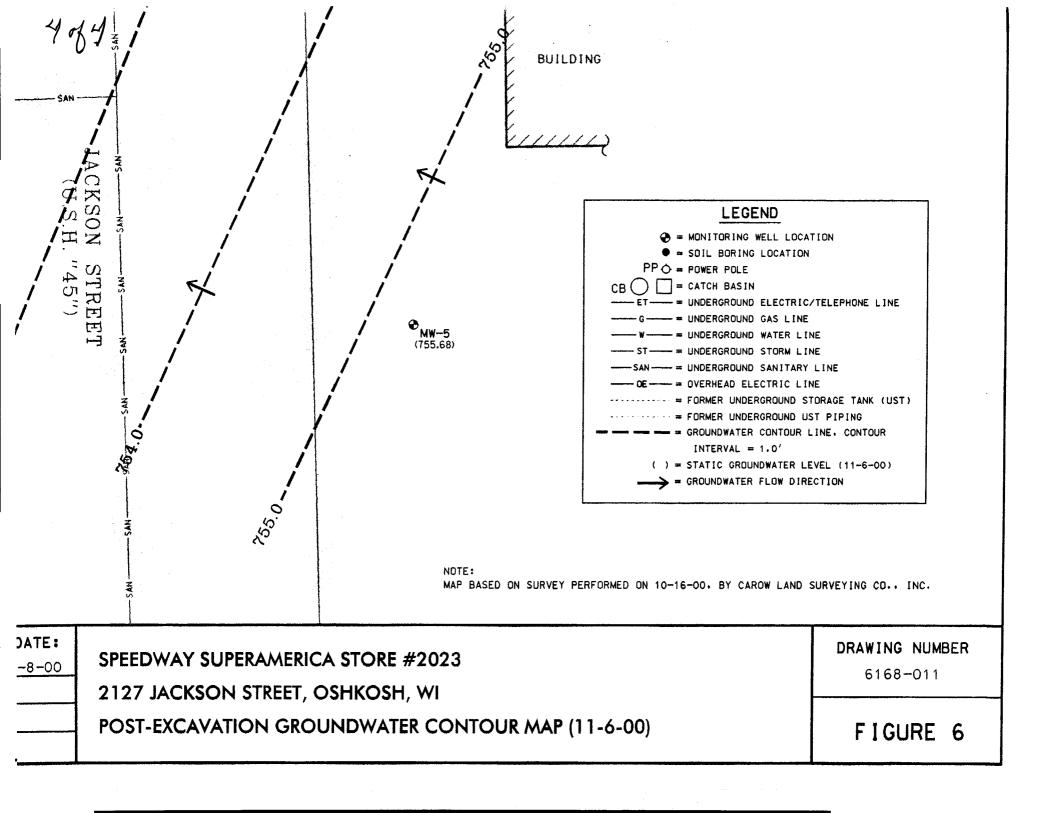


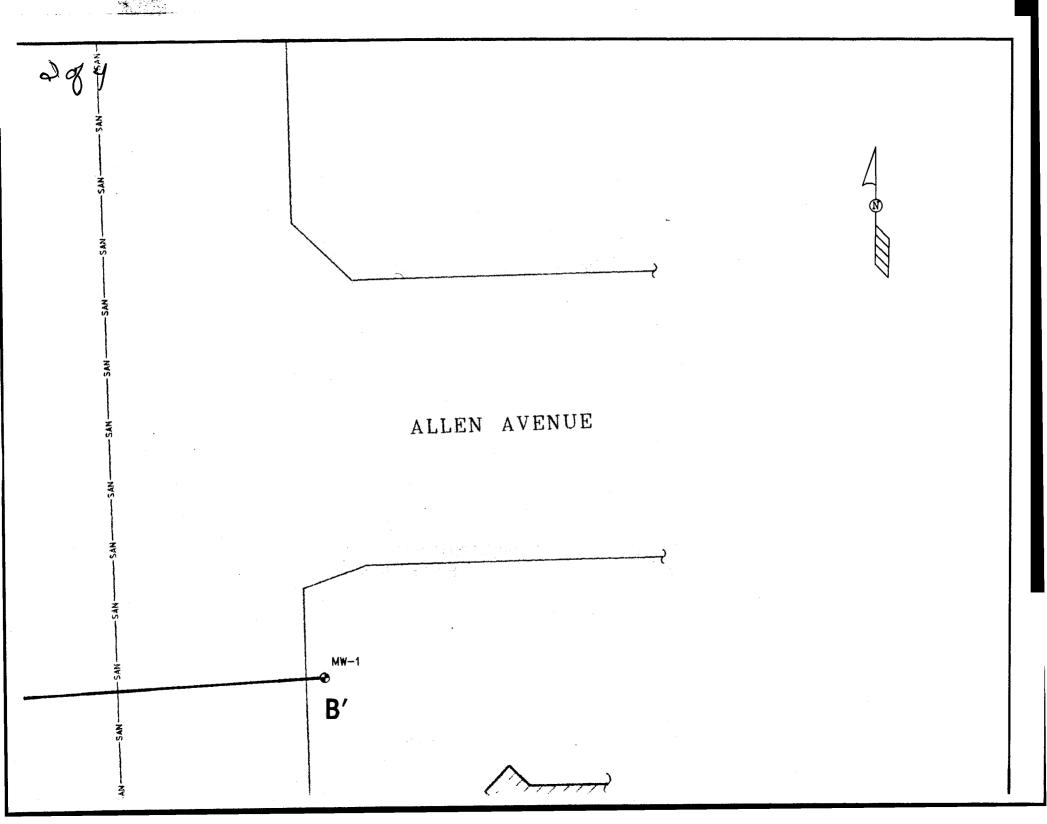


Σ	\leq		M	
ENVI	RONME	ENTAL	SERV	ICES INC.
220	EAST	RYAN	ROAD	

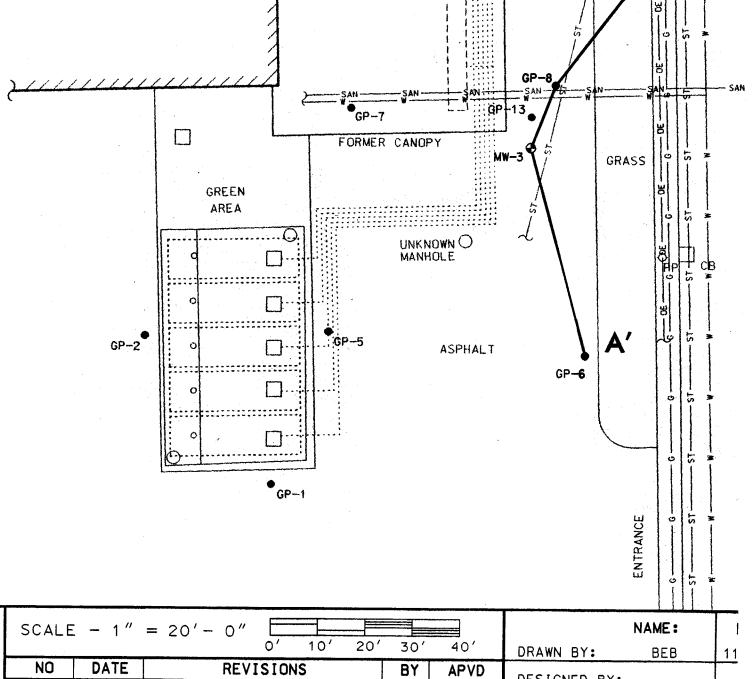
OAK CREEK, WISCONSIN 53154 PHONE: (414) 768 - 7144 1-800-732-4671

SCAL	E - 1"	= 20'-0" 0' 10'	20′	30′	40′	DRAWN BY:	NAME:	11
NO	DATE	REVISIONS		BY	APVD	DESIGNED BY:		
						CHECKED BY:		
						APPROVED BY:		











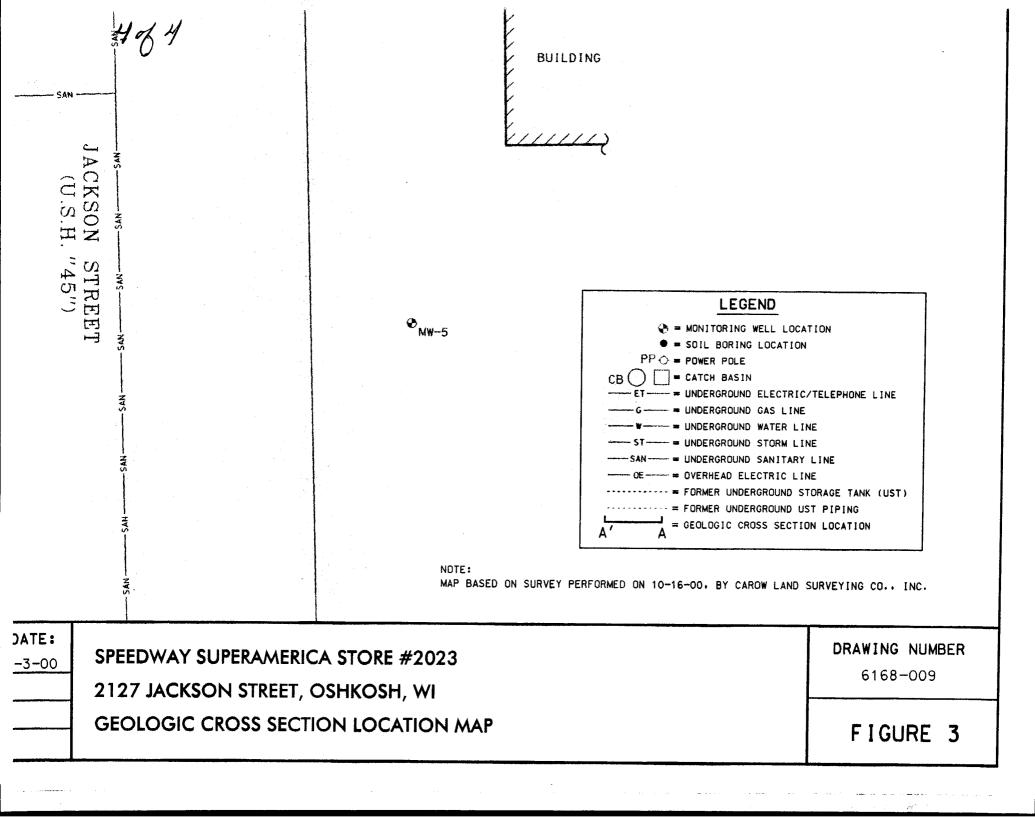
ENVIRONMENTAL SERVICESING. 220 EAST RYAN ROAD

OAK CREEK. WISCONSIN 53154

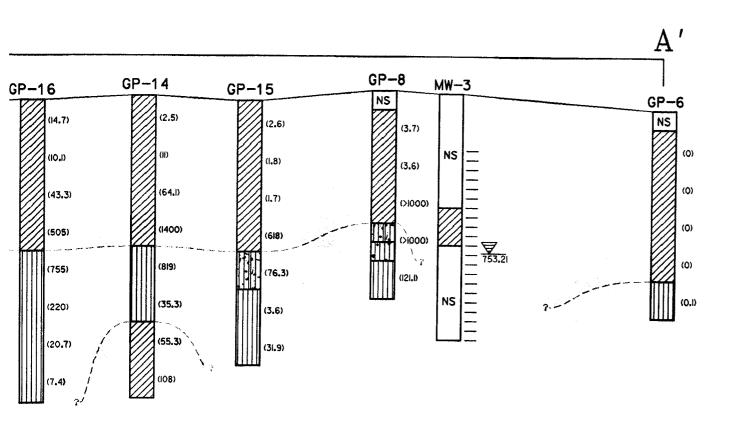
PHONE: (414) 768 - 7144

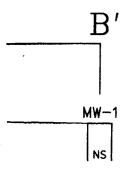
1-800-732-4671

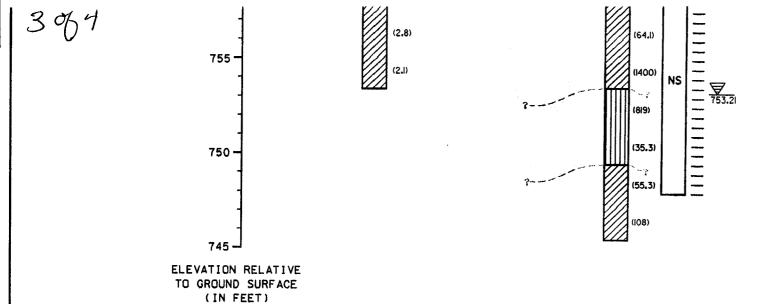
			·		************				
SCAL	E - 1"	= 20'- 0"						NAME:	1
			0' 10	20'	30′	40′	DRAWN BY:	BEB	11
NO	DATE	REVISIONS			BY	APVD	DESIGNED BY:		
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							APPROVED BY:		



2 94



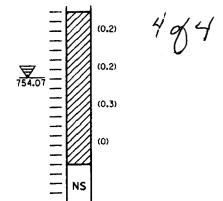




NOTES: HORIZONTAL SCALE 1" = 20' VERTICAL SCALE 1" = 5'

() = FIELD PHOTOIONIZATION DETECTOR (PID) RESULTS AS INSTRUMENTATION UNITS METHANE IN AIR.

	SCALE	- SEE NO	DTES			NAME:	Į
ENVIRONMENTAL SERVICESING.						DRAWN BY: TMM	11
220 EAST RYAN ROAD	NO	DATE	REVISIONS	BY	APVD	DESIGNED BY:	
OAK CREEK, WISCONSIN 53154	<u>.</u>					DESTONED DI	
PHONE : (414) 768 - 7144						CHECKED BY:	
1-800-732-4671						APPROVED BY:	



USCS SYMBOLS

GM - SILTY GRAVELS, GRAVEL - SAND- SILT MIXTURES.

SM - SILTY - SANDS, SAND - SILT MIXTURES.

ML - INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.

CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY.
GRAVELLY CLAYS, SAND CLAYS, SILTY CLAYS, LEAN CLAYS.

LEGEND

NS = NOT SAMPLED

= well screen interval

■ = GROUNDWATER ELEVATION (10-10-00)

---- = INFERRED CONTACT

)ATE: -8-00

SPEEDWAY SUPERAMERICA STORE #2023 2127 JACKSON STREET, OSHKOSH, WI GELOGIC CROSS SECTION MAP DRAWING NUMBER

6168-012

FIGURE 4



220 East Ryan Road Oak Creek, WI 53154-4533 414-768-7144 FAX: 414-768-7158

April 24, 2002

Project Reference # 6168

Mr. David Patek
Director of Public Works
City of Oshkosh
215 Church Avenue
PO Box 1130
Oshkosh, WI 54903-1130

RE:

Notice of Potential Residual Petroleum Impacts Within Public Street or Right-of-Way Speedway SuperAmerica Station #2023 2127 Jackson Street Oshkosh, Wisconsin

Dear Mr. Patek:

On behalf of Speedway SuperAmerica (SSA), Sigma Environmental Services, Inc. (Sigma) is notifying the City of Oshkosh Public Works regarding the potential presence of residual petroleum hydrocarbon impacts within soil and groundwater located along the eastern property line (adjacent to Jackson Street) at the above referenced site (Figure 1). Sigma received conditional case closure status from the Wisconsin Department of Commerce (COMM) for the site with a condition of notifying municipal authorities of petroleum impacts extending into public right-of-ways.

Sigma is notifying your department pursuant to Wisconsin Administrative Code, Chapter NR 726.05 (2)(b)(4), of the potential presence of soil and groundwater impacts beneath the right-of-way, which may exceed applicable Wisconsin Administrative Code, Chapter NR 720 and NR 140 standards for soil and groundwater, respectively.

If future construction activities disturb soil in the vicinity of the above referenced site, the excavated soil may be considered a solid waste and require proper disposal. In addition, if future construction activities require dewatering, or if groundwater is to be otherwise extracted in the vicinity of the above referenced site, the groundwater shall be sampled and managed in compliance with applicable statutes and rules.

If you have any questions or comments, please contact our office at (414) 768-7144 or Mr. Keith Hughes of Speedway SuperAmerica at (937) 864-3000 Ext. 7642.

Sincerely,

SIGMA ENVIRONMENTAL SERVICES, INC.

Jodi M. VanderVelden, E.I.T.

Staff Engineer

Mark H. Krueger, P.G., P.H. Senior Project Hydrogeologist

cc: Keith A. Hughes, Speedway SuperAmerica

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed for 54901-1805-27)

A part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Eighteen (18) North, Range Sixteen (16) East, Twelfth (12) Ward, City of Oshkosh, Winnebago County, Wisconsin containing 129,678.38 square feet of land and being described by: Commencing at the Southeast corner of the Plat of Linwood, thence N. 00°-22'-39" E. 480.00 feet along the East line of the Plat of Linwood, thence S. 89°-58'-12" E. 310.37 feet to a point on the West line of Jackson Street, thence S. 00°-23'-59" W. 370.00 feet along the West line of Jackson Street, thence N. 89°-58'-12" W. 175.00 feet, thence S. 00°-23'59" W. 110.00 feet to a point on the North line of Linwood Avenue, thence N. 89°-58'12" W. 135.18 feet along the North line of Linwood Avenue to the point of commencement.

Recording Area

Name and Return Address
Christina M. Yoder
Lawyers Title
4111 Executive Pkwy #304
Westerville, OH 43081

12-1964-0000

Parcel Identification Number (PIN)

STATE OF WISCONSIN) ss COUNTY OF WINNEBAGO)

Section 1. <u>Jackson Street Development LLC</u> is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above enforcement standards in NR 140 of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this _ 72113 day of _ hair 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Jackson Street Development LLC.

Signature:

Subscribed and sworn to before me this 22 day of

Notary Public, State of My commission

April, 2007

This document was drafted by the Wisconsin Department of Commerce.